

Memo

To: Mayor Andrews and City Council members
From: Ann Bailie
CC: Staff, B. Wilhoit, R. McNeill
Date: Feb. 6, 2007
Re: Feb. 13, 2007 Pre-agenda Meeting information

Item # 1: Annual report and funding request for Archdale-Trinity Chamber of Commerce. Beverly Nelson, President, will present the annual report and request funding in the amount of \$5,000, the same amount as was approved by Council for the last two years. (No funding application is required because the amount of funding requested has not changed.)

Item # 2: Public Hearing: Close-out of Community Development Block Grant (CDBG) project #04-C-1294.2 (Darr Rd. area sewer project). Steve Austin, Senior Planner with Benchmark CMR, Inc. will assist with the required public hearing. The purpose of the hearing is to receive citizen comments regarding the close-out of the project.

Attachment: Notice of Public Hearing

Items 3 & 4 (Rezoning Requests) – General Information

G.S. 160A-382 (b) requires that prior to taking action on rezoning requests, the Council must adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. Many cities do this in one motion by specifying how the action proposed is consistent with the land use plan.

For each rezoning request, city staff will prepare a recommended statement of consistency and a recommended motion. If a staff recommendation differs from a P&Z Board recommendation, two statements/motions will be prepared. Council always has the option of adopting a statement and making a motion that is different from what is recommended. Until final action is taken on the proposed Land Use Plan, the recommended statement of consistency will address consistency with both the 1999 adopted plan and the proposed Land Development Plan.

Statements of consistency are included in the staff report under the heading "Site Analysis". Recommended motions will be included with your agenda packet (or distributed at the Pre-Agenda meeting). We'll talk about this at the Pre-Agenda meeting to clear up any confusion.

Item # 3: Public Hearing: Rezoning request #Z07-02, to rezone property located at 6946 Kennedy Rd, Trinity, NC 27370 further identified as Randolph County tax parcel number 7706030784. The request is to rezone the property from RA (Residential Agriculture) to R-40 (Residential – 40,000 sq/ft). The property is owned by Jordan McKinney.

Attachments: P&Z Recommendation; Staff Report; Application; Photo; Notice; Map;

Item # 4: Public Hearing: Rezoning request #Z07-03CZ, to rezone property located at NC Hwy 62, Trinity, NC 27370 further identified as Randolph County tax parcel number 7708831690. The request is to rezone the

property from R-40 (Residential – 40,000 sq/ft) to HC-CZ (Highway Commercial Conditional Zoning). The property is owned by the Trinity Frame Company.

Attachments: P&Z Recommendation; Staff Report; Application; Photo; Notice; Map;

Item # 8: Consent Agenda: Cold Brook Ct. – Authorization to pay for improvements. The improvements to Cold Brook Ct. have been completed. The final cost is \$41,891.20, an increase of \$7,081.80 over the original estimate. The increase was due to a problem discovered during construction.

Attachments: Letter from Randy McNeill; Application and Certificate for Payment.

Item # 9: Consent Agenda: Cold Brook Ct. – Resolution Declaring Costs, Ordering Preparation of Preliminary Assessment Roll, and Setting Public Hearing on Preliminary Assessment Roll. Debbie has determined that the total cost of the project was \$47,641.33. The next step in the process of assessing residents for their share of the road improvements is to adopt a resolution declaring costs, ordering preparation of a preliminary roll and setting a public hearing on the Preliminary Assessment Roll.

Attachment: Draft Resolution; Compilation and breakdown of costs; Procedures for Special Assessments.

Item # 10: Land Development Plan. The Land Development Plan Committee on October 9, 2006 recommended approval of the Land Development Plan to the Planning and Zoning Board and City Council. On November 20, 2006 the Planning and Zoning Board unanimously recommended approval of the Plan to the City Council. If changes to the Plan as previously discussed are satisfactory, adoption of a resolution adopting the plan would be appropriate.

Attachments: Pages from the LDP with changes generally agreed-upon by Council. (~~Strike-thru~~ and circled means the language was eliminated; underlined and circled means the language was added.); **Resolution.**

Item # 11: Steeplegate Streetlights Proposal. The City has received a request from the Steeplegate Property Owners Association (SPOA) to assume responsibility for streetlights in the development. As you know, the City has had streetlights installed on some of the major roads in the City and continues to implement new phases. In addition, the City assumes the operating costs of streetlights in new subdivisions. This issue was discussed briefly at the Council Retreat.

The cost to the City for paying the operational costs of the 99 lights would be \$636.57/month plus “underground” charges of approximately \$.75/light (Approximate annual charge: \$8,530). I have asked Duke Power Engineer Lynn Patterson to calculate the actual underground charges. She will attend the Pre-Agenda meeting to answer any questions. The City receives approximately \$190,000 annually in franchise fees including \$150,000 in electricity franchise fees; our current annual expenditure for streetlighting is approximately \$30,000.

Attachments: Please see information distributed at Council Retreat: **Steeplegate Streetlight Proposal; Trinity Street Lighting Policy; e-mail from Lynn Patterson (Duke Energy); Letter from Randy McNeill; Map of Existing and Proposed Streetlights.**

Item # 12: Consider Adding roads in Stone’s Throw Subdivision to City’s Street System. Cold Brook Ct. is in Stone’s Throw subdivision. Randy McNeill has inspected the roads in that subdivision and reports that they have been upgraded by NCDOT within the past 5 years and are in good condition. He recommends the City consider adding them to our street system. We could expect to receive an additional \$600 in annual Powell Bill funds by taking over all of the roads in the subdivision.

Attachments: Letter from Randy McNeill; Resolution Requesting Certain Streets be Released from the NC DOT Street System.

Item # 13: Public Safety Board. As was discussed at the retreat, a primary responsibility for the Board would be to develop an emergency operations plan and submit it to the City Council for approval.

Attachment: (draft) duties and responsibilities of Public Safety Board (with changes as agreed-upon at the Retreat).